LOTS 1 & 2
NASSAU ACRES SUB PB 3/48

ROBERTS VICKI P
86147 FLORIDA AVE
YULEE, FL 32097

2024

51-3N-27-4800-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

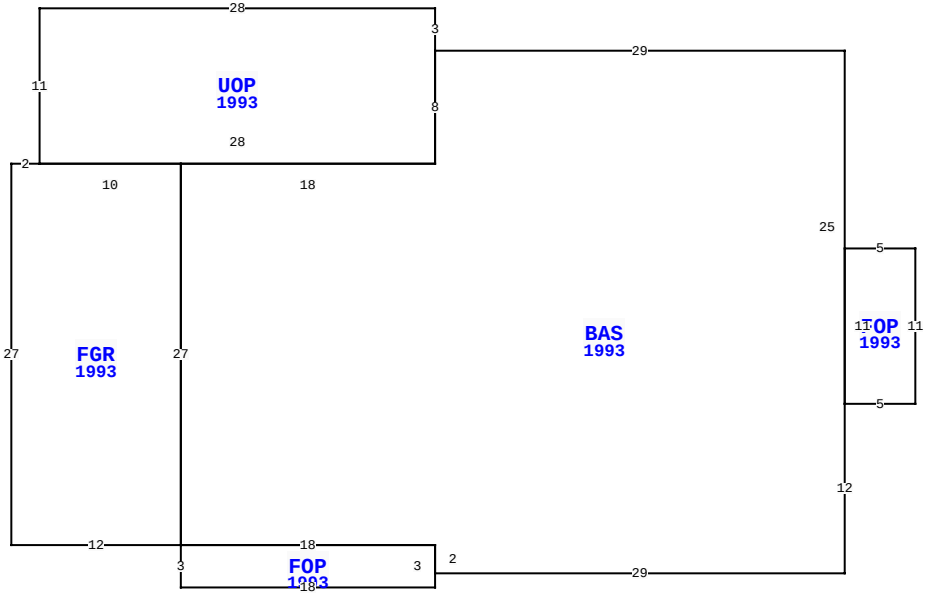
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,559	100	1,559	143,247
FGR	324	55	178	16,355
FOP	54	30	16	1,470
FOP	55	30	16	1,470
UOP	308	20	62	5,697
TOTALS	2,300		1,831	168,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	124.0000	117.80	215,692	1969	1997	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1559 HX Base Yr 2022



86147 FLORIDA AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,240
TOTAL MARKET OB/XF VALUE		7,425
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		255,665
SOH/AGL Deduction		41,063
ASSESSED VALUE		214,602
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,602
TOTAL JUST VALUE		255,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2497/1097	9/10/2021	WD	Q	I	01	207,000
GRANTOR: BLATY CHRISTOPHER D &						
GRANTEE: ROBERTS VICKI P						
2043/1030	4/28/2016	WD	Q	I	01	165,000
GRANTOR: PMR LLC						
GRANTEE: BLATY CHRISTOPHER D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS1993=W29 UOP1993=N3 W28 S11
FGR1993=W2 S27 E12 FOP1993=S3
E18 N3 W18$ N27 W10$ E28 N8$
S8 W18 S27 E18 S2 E29 N12
FOP1993=E5 N11 W5 S11$ N25$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	28	14	392.00	SF	18.00	18.00	100	1980	1980	3	20	1,411	
2	0810	CONCRETE A	0	100	0	0	3,155.00	SF	6.50	6.50	100	1970	1970	3	21	4,307	
3	0510	GARAGE WD-	0	100	16	24	384.00	SF	21.00	21.00	100	1980	1980	3	20	1,613	
4	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	1970	1970	3	21	94	

LAND DESCRIPTION

TOTAL OB/XF 7,425

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-	2153.00	148.00	2.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	80,000							

REVIEW DATE 03/02/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS